



CITY OF LODI

PUBLIC WORKS DEPARTMENT

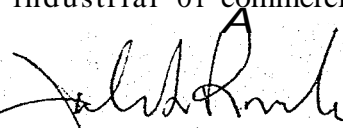
COUNCIL COMMUNICATION

TO: City Council
FROM: City Manager
MEETING DATE: March 2, 1988
AGENDA TITLE: Set Public Hearing for April 6, 1988 to Consider Implementation of a Moratorium on Processing Development Proposals of Properties Currently Outside the City Limits

RECOMMENDED ACTION: That the City Council set the public hearing for April 6, 1988.

BACKGROUND INFORMATION: The attached memo dated February 2, 1988 was reviewed with the City Council at its last shirtsleeve session of January 23, 1988. As discussed with the Council, in order to reserve the existing plant capacity for properties already within the City limits, a moratorium on new developments, currently outside the City limits, must be implemented and remain in effect until the City's treatment plant expansion project is completed. This plant expansion project will increase the capacity from 6.2 MGD to 8.5 MGD and is presently scheduled to be completed in January of 1991.

The ordinance prepared by the City Attorney covering this subject matter will be modified to provide for Council review and action on any proposed industrial or commercial projects desiring annexation.


Jack L. Ronsko
Public Works Director

JLR/ma

Attachment

cc: Community Development Director
City Attorney

APPROVED:


THOMAS A. PETERSON, City Manager

FILE NO.

CMORATOR/TXTW.02M

February 24, 1988

MEMORANDUM, City of Lodi, Public Works Department

TO: City Manager
FRGM: Public Works Director
BATE: February 2, 1388
SUBJECT: Proposed Moratorium on Future Annexations

RECOMMENDED ACTION: That the City Council be asked to set a public hearing on the implementation of a moratorium on future annexations. This moratorium would continue until the White Slough Water Pollution Control Facility expansion project is completed.

SACKGROUND INFORMATION: The White Slough Water Pollution Control Facility (WSWPCF) is presently receiving approximately 6.0 million gallons per day (MGD). The current design capacity of WSWPCF is 5.8 MGD. In October of 1987, the City Council awarded a contract for interim aeration improvements at WSWPCF. It is anticipated that these interim improvements will be completed in March of 1988 and will provide WSWPCF with a new capacity of 6.2 MGD.

Attached as Exhibit A is a Capacity Evaluation of the White Slough Water Pollution Control Facility. This evaluation shows that with the development of the existing residential lots and acreage already within the City limits, the WSWPCF with its interim improvements will again be at capacity prior to January 1990. The City's proposed plant expansion project which will increase the capacity from 6.2 MGD to 8.5 MGD is not scheduled to be completed until January of 1991.

It is therefore recommended that the City of Lodi not process any new annexation proposals until domestic sewer capacity is available for projects currently lying outside the City limits.

Jack L. Ronsko
Public Works Director

JLR/ma

Attachment

cc: Community Development Director
City Attorney

CAPACITY EVALUATION OF

WHITE-SLOUGH WATER POLLUTION CONTROL FACILITY

DESIGN CAPACITY

New Design Capacity with Aeration Improvements
to be completed in March 1988

6.2 MGD ±

EXISTING FLOWS

Average Monthly Flows

	Monthly Average	Average Peaks
August 1987	6.19 MGD	8.2 MGD
September	6.00	8.0
October	5.96	8.1
November	5.88	8.3
December	5.78	8.1
Average	5.96 MGD	8.14 MGD

Use 6.00 MGD as existing plant flow (as of 1/1/88)

POTENTIAL NEW UNITS

Existing Permits Not Finaled (as of 1/1/88)

Type	Permits	Units
Single Family	139	139
Duplex	12	24
Multiple Family	8	64
Commercial/Industrial & Churches	27	27*
		254 units

Buildable Single Family (as of 1/1/88)

Subdivision	Units
Lakewood	2
Johnson Ranch	62
Lodi Park West	79
Mokelumne Village	15
Rivergate	13
Rivergate Place	2
Sunwest	51
Tandy Ranch	50
Whispering Oaks	4
	276 units

*Assumes each permit equivalent to 1 living unit.

Potential Residential Lots

<u>Single Family</u>	<u>Units</u>
Sunwest (Future)	78
Parkview Terrace	90
Apple Orchard	40
Mokelumne Village IA (SOL)	6
Mokelumne Village II	38
Headows IT	42
<u>Multi-Family</u>	
Century 22	22
Meadows II	130
Johnson Ranch	76
South Church Street Parcel	115
	637 units

Potential Commercial & Industrial (1/88 to Plant Expansion 1/91)

3 years x 30 permits/year X 1 unit* 90 units

POTENTIAL FLOW (as of Plant Expansion 1/91)

<u>Type</u>	<u>Units</u>
Existing Permits	254
Buildable Lots	276
Potential Residential Lots	637
Potential Commercial/Industrial	90
	1,257 units**

1,257 units X 2.544 persons/unit X 100 gallons per capita per day = 0.32 MGD

Potential Flow = Existing Flow (1/88) + Potential New Flow (1/88 to 1/91)

= 6.0 MGD + 0.32 MGD

= 6.32 MGD

EXCESS CAPACITY (as of 1/91)

Excess Capacity = Design Flow - Potential Flow

= 6.2 MGD - 6.32 MGD

= (-) 0.12 MGD

*Assumes each permit equivalent to 1 living unit.

**In 1986 and 1987, approximately 600 units were approved per year. Therefore, based on this growth, the existing plant will be 0.12 MGD over capacity by January 1990.

NOTICE OF PUBLIC HEARING
TO CONSIDER IMPLEMENTATION OF A MORATORIUM
ON PROCESSING DEVELOPMENT PROPOSALS OF PROPERTIES
CURRENTLY OUTSIDE THE CITY LIMITS

NOTICE IS HEREBY GIVEN that on Wednesday, April 6, 1988 at the hour of 7:30 p.m. or as soon thereafter as the matter may be heard, the Lodi City Council will conduct a public hearing to consider implementation of a moratorium on processing development proposals of properties currently outside the city limits.

Information regarding this item may be obtained in the office of the City Clerk, 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein and oral statements may be made at said hearing.

If you challenge the subject matter in court you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to, the public hearing.

By Order of the Lodi City Council

Alice M. Reimche
Alice M. Reimche
City Clerk

Dated: March 2, 1988

Approved as to form

Ronald M. Stein
City Attorney